



Town of Carlisle

MASSACHUSETTS 01741

Office of PLANNING BOARD

MINUTES

October 29, 1979

Present: Raftery, Kulmala, Sauer, Courant, Hannaford, Chaput, Coulter

The Public Hearing on the Application of William Hamilton for a Special Permit for a common driveway to serve six lots on the Dyson land, Concord and Russell Streets, was called to order. Notice had been published on October 12 and 19 in the Carlisle Gazette. The driveway will access on Russell Street; it will have a 12-foot paved width with a 100-foot diameter turnaround. One culvert is proposed. Kay Kulmala reported that Chief Galvin, Carlisle Police Department, had expressed a strong preference for having the driveway on Russell Street rather than Concord Road and that the proposed location was acceptable.

Dorothy Poole, Russell Street, objected to common driveways in general; however, when it was explained that only lots which already had legal frontage on a public way could be served by such a driveway, she agreed that it was preferable to having six individual driveways accessing each lot.

The Hearing closed at 8:30 p.m. It was suggested to Mr. Hamilton that he proceed immediately with the Conservation Commission so that the Board may have their comments before the Planning Board decisions is made.

A new plan changing lot lines on this parcel was also ready for submittal under Approval Not Required. It was suggested that this plan also be shown to the Board of Health and Conservation Commission for their information. No problems were seen with the driveway covenant.

Minutes of the October 8 Meeting were accepted as read.

Vivian Chaput distributed copies of a letter of March 7, 1979, from Town Counsel Neil Melone to Selectman Howard Hensleigh regarding zoning considerations for Housing for the Elderly. She reported that John Connery, MAPC, felt that creating a new zone would not be appropriate. He recommended (1) a special permit procedure to allow for a site for such housing or (2) a variance through the Board of Appeals, which would be the easiest, quickest and most straightforward approach. The possibility of a comprehensive permit was discussed. It was felt that towns which have gone through this process should be consulted and representatives invited to address the Board. Dick Coulter volunteered to check with other towns and asked for suggestions of which towns to contact.

A plan of land of Palmer on Lowell Street (prospective purchaser, Goldsmith) was presented under Approval Not Required. The plan showed Lot 3A, 6.00 acres with 45-foot frontage (a porkchop lot), and Parcel A, 0.68 acres with no frontage, which is to be conveyed to Kiezulas, the abuttor. The plan showed a 10-foot wide drainage easement on Lot 3A for the benefit of Lots 1 and 2. The Kiezulas lot is a prior non-conforming lot with 156-foot frontage and less than 4 acres. Lot 2 on the other side is a porkchop lot with 147-foot frontage. This will make three contiguous lots with less than 250-foot frontage; however, a prior non-conforming lot is not covered by the wording of the Bylaw. The plan was signed.

Tom Raftery reported that the Munroe Hills covenant in lieu of bond had been reviewed by Town Counsel and discussed with Mr. Eno, counsel for Munroe Hills. The covenant as presented was acceptable to both counsel. A letter from Munroe Hill Associates agreeing to responsibility of the lot owners for maintenance of the dry hydrant until relieved of this responsibility by the Town was requested, and the fact of this responsibility will be included in the deeds.

An agreement for temporary traveling turnaround easements and satisfactory security for construction of same before lots are released was accepted. Drainage and right of way easements were unanimously voted in favor. The performance guarantee covenant was unanimously voted in favor and is to be recorded with the Registry of Deeds by Charlie Brown, Munroe Hill Associates.

The Munroe Hill Definitive Plan was signed.

A plan of land owned by Munroe Hill Associates on Virginia Farme was presented under Approval Not Required. The plan showed Lot 19B, containing 87,230 s.f. and having 291-foot frontage. The plan was signed.

Hal Sauer reported that Bill Bridges has given an indication that his name may be submitted for appointment to MAPC.

Arthur Charbonneau presented for acceptance an Amendment to the Declaration of Easements and Restrictions and an Amendment to the Special Permit for the common driveway serving lots on South Street.

A plan of land of Estate of Harriet Patch on Bedford Road was presented by Rollin Young. The plan showed Lot 5, 107,005 s.f. with 330.10-foot frontage. The plan was signed under Approval Not Required.

Young also presented a plan of land of Estate of Harriet Patch on Bedford Road showing six lots including Lot 5 above. It was agreed that this plan will be officilly filed on October 30 so that other Town boards may review it before the Planning Board decision is due.

Meeting adjourned 12:00 p.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board